



34 Sandringham Ave Newton Mearns Glasgow G77 5DU









LOCATION

Newton Mearns is a welcoming, family friendly town. If you choose to live in Newton Mearns, you will have access to some of Scotland's highest attaining primary and secondary schooling. Newton Mearns, is one of the most sought after areas within the South Side of Glasgow. The property is placed well for a wide range of amenities, Local shops nearby, The Broom Shops and The Avenue Shopping Centre. Local train stations include Whitecraigs and Patterton Station.

Early viewing is highly recommended to avoid disappointment.

DESCRIPTION

Wright & Crawford are delighted to present to the market this spacious Detached Villa located in the desirable Broom Estate of Newton Mearns. The Broom Estate displays many individual properties from the pre and post war era, built around 1930 by Mactaggart and Mickel Homes, has matured into a sought after and prestigious are to live within Newton Mearns. This detached 5 bedroomed Villa requires a degree of moderation and extends to approx. 192Sqm, affording well-appointed and flexible over two levels, well designed for family living.

The accommodation comprises: Ground floor, entrance to a large welcoming and spacious reception hallway with staircase to the first floor. A formal lounge overlooking the front garden of the property with a feature fireplace, French doors leading to the back of building family room, with a door leading out to the gardens and terrace, feature fireplace. The front sitting room is complimented by bay window formation overlooking the front private small garden, feature fireplace. A well-appointed family dining kitchen provides access to the side of the property.

A utility area and three piece family bathroom completes the ground floor accommodation.

The first floor houses, 5 bedrooms, 1 principle and three double bedrooms with a smaller single room/office space. The principle bedrooms is particularly spacious with walk in dressing area with a door leading out onto a balcony overlooking the rear private gardens.

A particular feature of this home is the generous mature garden grounds providing privacy, a large terrace for entertaining. A driveway to the front leads to the a single garage. The property is complimented by gas central heating, double glazing and security alarm system.

MEASUREMENTS

HALLWAY
LOUNGE
FAMILY ROOM
SITTING ROOM
KITCHEN
DINING ROOM
UTILITY
BATHROOM
BEDROOM 1
BEDROOM 2
BEDROOM 3
BEDROOM 4
BEDROOM 5

7'3" x 19'2" 2.20 m x 5.84 m
12'5" x 16'8" 3.79 m x 5.09 m
12'5" x 16'5" 3.79 m x 5.00 m
13'3" x 15'8" 4.04 m x 4.78 m
13'3" x 8'11" 4.04 m x 2.71 m
13'3" x 11'9" 4.04 m x 3.59 m
4'2" x 4'2" 1.28 m x 1.28 m
5'11" x 5'6" 1.80 m x 1.69 m
13'2" x 12'7" 4.01 m x 3.84 m
13'2" x 13'4" 4.01 m x 3.64 m
13'2" x 11'11" 4.01 m x 3.64 m
7'5" x 11'11" 2.26 m x 3.64 m
9'2" x 8'10" 2.79 m x 2.69 m

Council Tax Band G EPC Band D

BATHROOM

DATE OF ENTRY

Negotiable

VIEWING

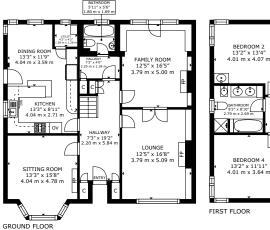
Wright & Crawford 0141-887-6211

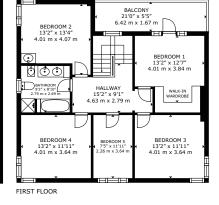














GROSS INTERNAL AREA
GROUND FLOOR: 1,152 sq. ft, 107 m2,FIRST FLOOR: 1,012 sq. ft, 94 m2,
TOTAL AREA: 2,164 sq. ft, 201 m2, EXCLUDED AREA: BALCONY: 118 sq. ft, 11 m2SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
PROduced by PUNIShplans Ô

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.













